

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

SEPTEMBER 22, 2009 / 7:00 P.M.

MINUTES

PUBLIC HEARING

No Public Hearing

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:03 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, Jeff Fitter (excused), Norman Moss, Brian McArthur, Roy Wilde, Ted Brandt, Frank Kutilek, Thomas Kreyling, Jason Connell, Todd Teuscher (excused), Mary Holden (excused), Christie Hull-Bettale and Robert Sweeney. 8 voting members present, 2 excused.

REVIEW AND APPROVAL OF AGENDA: Motion by Tom Kreyling to approve the agenda as presented. Second by Jason Connell. Voice Vote – Unanimously Approved.

APPROVAL OF MINUTES: Motion by Norm Moss to approve the minutes from the September 8, 2009 there being no corrections. Second by Jason Connell. Voice Vote – Unanimously Approved.

QUESTIONS FROM THE FLOOR: Mike Ellis, 1648 Elizabeth Dr., submitted a brief summary of the resident's concerns (Lonedell Valley Development). He also submitted a letter from Evelyn Timmerman expressing her opposition (attached).

Walter Keller, 1654 Elizabeth Dr., read a prepared statement of concerns regarding Lonedell Valley Development (attached).

David Tettamble, #2 Lamp Post Ln., stated his concerns with the Bethel Pentacostal Church on Richardson Road. Stormwater, easement on his property; would like to see a privacy fence/landscaping; he has encroached on their property but is willing to remove his trees.

Mary Klotz, 2208 Lonedell, stated her opposition to the Lonedell Valley Development. Traffic problems; houses have not yet been demolished – concerned the house has not been inspected nor has an occupancy permit.

Bill Moritz, 3167 Theodore, Ward 2 Councilman, referred to the Bethel Pentacostal Church, concerned with storm water. The Church will be a welcomed addition to the community but Richardson Road needs improvement.

Jan Callahan suggested checking the other three developments of Terry Klamert's and see that they are maintenance free.

Elaine Ellis, 1648 Elizabeth Dr., expressed her opposition.

7a. 2009-10: PLANNED RESIDENTIAL DEVELOPMENT (PRD) FOR 2217 LONEDELL ROAD, LONEDELL VALLEY (CONTINUED FROM THE AUGUST 11, 2009 MEETING): Brian McArthur read the updated staff report.

Dan Govero, Govero Land Services, commented that the front lots are larger therefore giving the appearance of a large lot subdivision. There will also be an underground detention. Mr. Govero also addressed the sewers. Mr. Govero also stated they can make it a condition to change the wording from houses to villas.

Tom Kreyling asked if the residents on Elizabeth will be forced to tap on to the sewers. Christie Hull-Bettale stated only if they would be within 150 feet, which she believes none would be.

Brian McArthur commented that the ordinance goes over the maintenance agreement; nothing changed on the traffic study; has a problem with the uniqueness of this development.

Jason Connell does not feel this will be cheap housing; feels this development is unique because as of the 2000 census, there are only 4.5% of housing like this in Arnold; conservation area is unique.

Tom Kreyling commented that the Villas at Windcrest is a similar development and there are a lot of vacant lots in there. Concerned with the market.

Motion by Ted Brandt to approve 2009-10, 2217 Lonedell Road, rezoning from R-2 to Planned Residential Development (PRD).

Bob Sweeney commented that the Commission must first find the project unique and then make the motion to approve with the findings and conditions.

Motion by Ted Brandt to approve 2009-10, 2217 Lonedell Road, rezoning from R-2 to Planned Residential Development (PRD) with the revised findings and conditions:

Findings:

1. This residential development is consistent with good planning practice since it provides an alternative to the single-family residence on a larger lot. Further, it offers a maintenance free living.
2. This development is consistent with good site planning due to the large conservation area and the restrictions placed for the conservation area to be preserved.
3. This development can operate in a manner that is not detrimental to the permitted uses in the surrounding area since this is residential, just as the surrounding area.
4. The development is complementary to the City in that it offers an alternative to the standard single-family home on a large lot.

5. The development is deemed desirable for the welfare of our residents and future residents in that affords an opportunity to live in a maintenance-free home that will preserve the value of the property.
6. This development is unique based on the information provided.

Conditions:

1. A Geotechnical report, recommendation and testing is required before any grading or improvement permits are issued.
2. Clarify the spring on site.
3. All documents, and City Code where applicable, and plans cited in the zoning document will govern the development of this site.
4. Design capacity of sanitary main lift station must accommodate the additional flow for future connection.
5. Remove all references to detached single-family housing specifically PRD item 1a.
6. Villas shall only be two-family units-PRD item 1b.

Second by Jason Connell. Roll call vote: Del Williams, yes; Norm Moss, no; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Frank Kutilek, no; Tom Kreyling, no; Jason Connell, yes. 5 yeas, 3 naes – *Approved*.

8a. 2009-23: COMMERCIAL SITE PLAN, BETHEL PENTACOSTAL CHURCH, RICHARDSON ROAD, JUST SOUTH OF THE ENTRANCE TO MAGNOLIA PLACE SUBDIVISION: Brian McArthur read the staff report.

Dan Govero, Govero Land Services addressed the storm drain issue. A detention basin is not needed for Phase 1; they will put in a rain garden, which will comply for the storm water; there will be a 4' fence; no high lights therefore will not shine on the next property; they will add a trash dumpster; they will bring the sewer manhole to the property and tie on; the Church is willing to work with the neighbors.

Del Williams questioned what would happen to the parking lot in the front if Richardson Road were widened.

Brian McArthur questioned the distance between the green space to edge of pavement. Dan Govero stated the green space is 15 feet.

Ted Brandt questioned if there would be sidewalks. Mr. Govero stated they would contribute to the sidewalk fund.

Frank Kutilek concerned about traffic when the church would have special events.

Tom Kreyling questioned if 46 parking spaces would be adequate for a 150-seat church. Christie Hull-Bettale stated the required parking spaces would be 1 space per 4 seats; therefore, they exceed the parking space requirement.

Tom Kreyling asked if the rain garden would be adequate. Christie Hull-Bettale suggested a condition that the staff review the revised site plan and determine whether or not detention is required.

Christie also commented that they need to strike condition #3 since they are not making the connection.

Motion by Tom Kreyling to approve 2009-23, Commercial Site Plan for Bethel Pentacostal Church, Richardson Road, just south of the entrance to Magnolia Place Subdivision with the 5 revised conditions:

1. Provide additional landscape along the entire length of the common property line with the residences to the north to meet the intent of the buffering commercial from residential.
2. The applicant should provide exhibit, script and record a separate private agreement/easement to insure future maintenance of the storm water connection on #2 Lamp Post with the owners of #2 Lamp Post and Magnolia Place Trustees.
3. Lighting may not trespass or provide a glare on the adjacent properties and that no bare bulbs, wall packs or floodlights are allowed. Further, that any parking lot pole lights have shields to prevent trespass and glare on adjacent residential properties.
4. A trash dumpster and enclosure of the same material as the building be placed on site.
5. Staff shall review the revised site plan to determine if detention is required.

Second by Del Williams. Roll call vote: Del Williams, yes; Norm Moss, yes; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Frank Kutilek, yes; Tom Kreyling, yes; Jason Connell, yes. 8 yeas, 0 naes – ***Approved.***

STAFF REPORT: None

OLD BUSINESS: Jason Connell asked about the DDI Media Signs for Drury Development. Bob Sweeney stated they are filing an appeal with the City Council.

COMMISSIONERS REPORT: Norm Moss feels the public does not want a billboard placed next to the Water Tower.

Brian McArthur asked that the two houses on Lonedell be kept in compliance until they are demolished.

Tom Kreyling commented that he is still very concerned with the potential traffic problems on Lonedell Road due to the Lonedell Valley Development.

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ADJOURNMENT: Motion by Ted Brandt to adjourn the meeting. Meeting adjourned at 8:24 p.m.

Respectfully Submitted,

Roy Wilde
Planning Commission Secretary